

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2 b. (3) To permit 25 parking spaces instead of the required 36 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

This request is necessary due to the limited size of the site and the positioning of the existing building which we will be converting to a Dunkin Donut facility. The building is sited at an angle to Loch Raven Blvd. in order to maximize visibility from the street while at the same time minimizing and visual impacts on the adjacent residential community.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Dunkin Donuts of Md. Inc.
(Type or Print Name)
Signature: *W. M. P. Mark*
Address: 914 Dartmouth Road, 21212
City and State: Baltimore, Md. 21212

Legal Owner(s):
Edgewood Homes, Inc.
(Type or Print Name)
Signature: *John Dorment*
Address: 3403 Loch Raven Blvd., 661-1100
City and State: Baltimore, Md. 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
William P. Monk
Name
Address: 914 Dartmouth Road, 323-1885
City and State: Baltimore, Md. 21212

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of May, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of July, 1981, at 10:30 o'clock A.M.

William P. Monk
Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 82-4-A Item 173
SUBJECT: _____

Date: June 23, 1981

Petition for Variance
Southeast side of Loch Raven Blvd. 390 ft. Northeast of Taylor Avenue
Petitioner - Edgewood Homes, Inc.

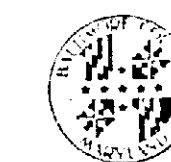
Ninth District

HEARING: Tuesday, July 7, 1981 (10:30 A.M.)

If noted, it is requested that the petitioner be required to provide details of landscaping for approval by the Division of Current Planning and Development.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JCH:ch



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 27, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #173 (1980-1981)
Property Owner: Edgewood Homes, Inc.
S/ES Loch Raven Blvd. 393.18' N/E of Taylor Avenue
Acres: 20,375 sq. ft. District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 173 (1980-1981).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

N-W Key Sheet
33 NE 8 Pos. Sheet
NE 9 B Topo
70 Tax Map



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 21, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting - 3-31-81
ITEM: #173
Property Owner: Edgewood Homes, Inc.
Location: SE/S Loch Raven Blvd. (Route 542) 393.18' N/E of Taylor Ave.
Existing Zoning: BL-CSA
Proposed Zoning: Variance to permit 25 parking spaces in lieu of the required 36 spaces.
Acres: 20,375 sq. ft.
District: 9th

Dear Mr. Hammond:

On review of the comments of April 6, 1981, the State Highway Administration will accept a 35' depressed entrance instead of the recommended 30' entrance.

All other comments must be adhered to as stated in the letter of April 6, 1981.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

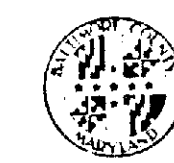
By: *George Wittman*
George Wittman

CL:GW:vrd

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
424-3211

NORMAN E. GERBER
DIRECTOR

May 25, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #173, Zoning Advisory Committee Meeting, March 31, 1981, are as follows:

Property Owner: Edgewood Homes, Inc.
Location: SE/S Loch Raven Blvd 393.18' N/E of Taylor Avenue
Acres: 20,375 sq. ft.
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All screening must be 4 foot high and compact. The type of landscaping must be shown on the site plan.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
301-659-3550

STEPHEN E. COLLINS
DIRECTOR

May 27, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 173
Property Owner: Edgewood Homes, Inc.
Location: SE/S Loch Raven Blvd. 393.18' N/E of Taylor Avenue
Existing Zoning: BL-CSA
Proposed Zoning: Variance to permit 25 parking spaces in lieu of the required 36 spaces

Acres: 20,375 sq. ft.
District: 9th

Dear Mr. Hammond:

The parking regulations are based on a minimum desired standard and a reduction to these standards can be expected to cause parking problems in the area.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Engineer Associate II

MEF/bza



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

April 6, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 3-31-81
ITEM: #173
Property Owner: Edgewood Homes, Inc.
Location: SE/S Loch Raven Blvd. (Route 542) 393.18' N/E of Taylor Ave.
Existing Zoning: BL-CSA
Proposed Zoning: Variance to permit 25 parking spaces in lieu of the required 36 spaces.
Acres: 20,375 sq. ft.
District: 9th

Dear Mr. Hammond:

On review of the plan and field inspection, the State Highway Administration finds revisions are needed.

It is recommended the proposed entrance on Loch Raven Blvd. be a 30' wide depressed curb type instead of 35' radius return type. The proposed curbs can be nosed down to meet the back of the sidewalk.

A standard S.H.A. concrete curb must be constructed parallel to Loch Raven Blvd. on each side of the proposed entrance, 10' on the left and 12' on the right side of the entrance in back of the R/W line.

A storm drain inlet must be shown on the plan southwest of the proposed entrance. The slab cover is in a deteriorated condition as are roadside curbs, these must be repaired.

It is requested that the plan be revised prior to a hearing date being set.

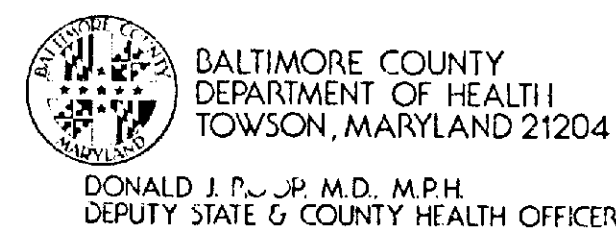
Very truly yours,

Charles Lee, Chief
Bureau of Engineering

CL:GW:vrd (301) My telephone number is 659-1350 Access Permits
cc: Mr. J. Wimbley By: *George Wittman*
George Wittman
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



DONALD J. P. JR. M.D. MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

May 15, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 173, Zoning Advisory Committee Meeting of March 31, 1981, are as follows:

Property Owner: Edgewood Homes, Inc.
Location: SE/S Loch Raven Blvd. 393.18' N/E of Taylor Avenue
Existing Zoning: BL-CSA
Proposed Zoning: Variance to permit 25 parking spaces in lieu of the required 36 spaces.
Acres: 20,375 sq. ft.
District: 9th

Metropolitan water and sewer exist.

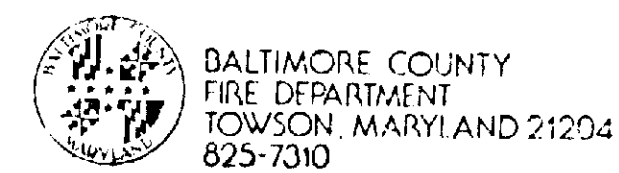
If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

cc: Plans Review Section



PAUL H. REINCKE
CHIEF

April 21, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Edgewood Homes, Inc.

Location: SE/S Loch Raven Blvd. 393.18' N/E of Taylor Avenue

Item No.: 173 Zoning Agenda: Meeting of March 31, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: George M. Hession, III Noted and Approved: George M. Hession, III
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

RE: PETITION FOR VARIANCE : BEFORE THE
SE/S of Loch Raven Boulevard, 390' : ZONING COMMISSIONER
NE of Taylor Avenue - 9th Election :
District : OF
Edgewood Homes, Inc. - Petitioner :
NO. 82-4-A (Item No. 173) : BALTIMORE COUNTY

*** : : : ***

The petitioner has withdrawn this petition; therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5-16 day of August, 1981, that said petition be and the same is hereby DISMISSED without prejudice.

William E. Hammond
Zoning Commissioner of
Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of Loch Raven Blvd., 390' :
NE of Taylor Ave., 9th District : OF BALTIMORE COUNTY
EDGEWOOD HOMES, INC., : Case No. 82-4-A
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

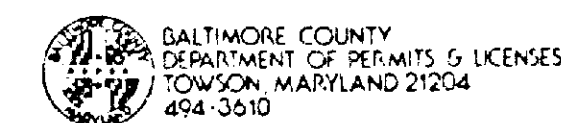
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 16th day of June, 1981, a copy of the foregoing Order was mailed to John Dormant, Vice-President, Edgewood Homes, Inc., 8403 Loch Raven Boulevard, Baltimore, Maryland 21204, Petitioner; and William P. Monk, Dunkin' Donuts of Md., Inc., 914 Dartmouth Road, Baltimore, Maryland 21212, Contract Purchaser.

John W. Hession, III
John W. Hession, III



TED ZALESKI JR.
DIRECTOR

April 6, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 173 Zoning Advisory Committee Meeting, March 31, 1981 are as follows:

Property Owner: Edgewood Homes Inc.
Location: S/S Loch Raven Blvd. 393.18' N/E of Taylor Avenue
Existing Zoning: BL-CSA
Proposed Zoning: Variance to permit 25 parking spaces in lieu of the required 36 spaces.

Acres: 20,375 sq. ft.
District: 9th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Code.

X B. A building and other miscellaneous structures shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section 2.

X G. A change of occupancy shall be applied for, along with a "No Use A-1 from "B" permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

X I. Comments - Compliance to the Handicap Code shall be indicated on the plat plan.

NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 26, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 31, 1981

RE: Item No: 170, 171, 172, 173, 174, 175, 176
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

ORDER RECEIVED FOR FILING

DATE August 5, 1981
BY John P. [Signature]
ADMINISTRATIVE ASSISTANT

WM

WILLIAM P. MONK

land planning
urban design
commercial revitalization

June 24, 1981

Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Edgewood Homes, Inc.
Case #82-4-A

Dear Sir:

Please let this serve as notification that Dunkin' Donuts of Md., Inc. has withdrawn their "Petition for Variance" for the above noted case which was scheduled for a hearing on July 7, 1981.

Sincerely,

William P. Monk
* William P. Monk
4150 Chingquian Parkway
21239
cc Joseph Helsenberger

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance

LOCATION: Southeast Side of Loch Raven Blvd., 390 ft. Northeast of Taylor Avenue

DATE & TIME: Tuesday, July 7, 1981 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Variance to permit 25 parking spaces instead of the required 36 spaces

The Zoning Regulation to be excepted as follows:

Section 409.2b(3) - Minimum required off-street parking spaces

All that parcel of land in the Ninth District of Baltimore County

Being the property of Edgewood Homes, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, July 7, 1981 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

WEEK

WILLIAM P. MONK

land planning
urban design
commercial revitalization

DUNKIN' DONUTS' RESTAURANT

LOCH RAVEN BLVD. NORTH OF TAYLOR AVENUE
BALTIMORE COUNTY, MARYLAND

DEED DESCRIPTION

Point of beginning on the southeast side of Loch Raven Blvd. being approximately 390' northeast of its intersection with Taylor Ave. Thence proceeding along a curve deflecting to the right having a radius of 2,506.48', a chord N39° 12' 54"E - 182.45', a distance 182.50'; thence S48° 40' 57" E - 107.90'; thence proceeding along a curve to the left having a radius of 2,396.58', a chord S39° 27' 32"W - 155.46', a distance 155.48'; thence N62° 39' 50" W - 111.64' to a point of beginning

SEVERN PROFESSIONAL BUILDING • P.O. BOX 135 • MILLERSVILLE, MARYLAND 21108
(301) 987-5294



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

July 1, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. William P. Monk
6150 Chinquapin Parkway
Baltimore, Maryland 21239

RE: Petition for Variance
SE/s of Loch Raven Blvd., 390' NE of Taylor Ave.
Edgewood Homes, Inc. - Petitioner
Case #82-4-A

Dear Mr. Monk:

This is to advise you that \$61.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097685

DATE 7/20/81 ACCOUNT 01-662

AMOUNT \$61.00

RECEIVED FROM William P. Monk
FOR Posting & Advertising of Case #82-4-A

07114000 012004

VALIDATION OR SIGNATURE OF CASHIER

William P. Monk
914 Dartmouth Road
Baltimore, MD 21212

June 10, 1981

NOTICE OF HEARING

RE: Petition for Variance
SE/s of Loch Raven Blvd., 390' NE of Taylor Ave.
Edgewood Homes, Inc. - Petitioner
Case #82-4-A

TIME: 10:30 A.M.

DATE: Tuesday, July 7, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

/s/

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Zoning Description

Point of beginning on the southeast side of Loch Raven Boulevard with a distance of 393.18' from the northeast side of Taylor Avenue. Thence N38° 33' 58" - 185.01', thence S 51° 30' E - 110', thence S 39° 08' 12" W - 155.46', thence N 62° 39' 50" W - 111.88' to the point of beginning

DUNKIN' DONUTS

9811 Mallard Drive
Suite 220
Laurel, Md. 20811

(301) 792-2799
(301) 953-2799

February 20, 1981

Mr. William Monk
914 Dartmouth Road
Baltimore, MD 21212

RE: Loch Raven Boulevard & Taylor Avenue

Dear Bill:

This letter is to verify Dunkin' Donuts giving you authorization to proceed and negotiate on their behalf with regard to any necessary proceedings in pursuit of the Zoning Variance Petition for the above referenced location.

Sincerely,

DUNKIN' DONUTS

Ted Strehlau
Manager Of Development

TS/th

Home Office: Randolph, MA Regional Offices: Atlanta, GA • Braintree, MA • Dallas, TX • Park Ridge, IL

August 5, 1981

Mr. William P. Monk
Dunkin Donuts of Maryland, Inc.
914 Dartmouth Road
Baltimore, Maryland 21212

RE: Petition for Variance
SE/s of Loch Raven Boulevard, 390'
NE of Taylor Avenue - 9th Election
District
Edgewood Homes, Inc. - Petitioner
NO. 82-4-A (Item No. 173)

Dear Mr. Monk:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

/ Attachments

cc: Mr. John Dormant
Vice President
Edgewood Homes, Inc.
8403 Loch Raven Boulevard
Baltimore, Maryland 21204

John W. Hession, III, Esquire
People's Counsel

Mr. John Dormant
Edgewood Homes, Inc.
8403 Loch Raven Blvd.
Baltimore, Md. 21204

cc: Bill Monk
P.O. Box 135
Severn Professional Bldg.
Millersville, Md. 21108

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of May, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Edgewood Homes, Inc.

Petitioner's Attorney Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 6/21/81
Posted for: Petition for Variance
Petitioner: Edgewood Homes, Inc.
Location of property: SE/s of Loch Raven Blvd., 390' NE of Taylor Ave.
Location of Signs: Posting Loch Raven Blvd. facing south side of property
Remarks: Bill Monk
Posted by: Bill Monk Date of return: 6/26/81
Number of Signs: 2

PETITION FOR VARIANCE 9th DISTRICT

ZONING: Petition for Variance
LOCATION: Southeast Side of Loch Raven Blvd., 300 ft. Northeast of Taylor Ave.
DATE & TIME: Tuesday, July 7, 1981 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 25 parking spaces instead of the required 36 spaces.

The Zoning Regulation to be accepted as follows:

Section 409.2(c) - Minimum required off-street parking spaces.

All that parcel of land in the Ninth District of Baltimore County DUNKIN' DONUTS RESTAURANT

LOCH RAVEN BLVD. NORTH OF TAYLOR AVENUE

BALTIMORE COUNTY, MARYLAND

DEED DESCRIPTION

Point of beginning on the southeast side of Loch Raven Blvd. being approximately 300' northeast of its intersection with Taylor Ave.

Thence proceeding along a curve to the right having a radius of 130.48', a chord N 38° 13' 58" E - 185.01'.

thence S 48° 47' 57" E - 109.90'.

thence proceeding along a curve to the left having a radius of 2,396.58', a chord S 39° 27' 32" W - 27.32'.

thence N 63° 52' 39" E - 135.48'.

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DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., June 18, 1981

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in each

of one time successive weeks before the 7th

day of July, 1981, the first publication

appearing on the 18th day of June

1981.

THE JEFFERSONIAN
S. Leach, Jr., Manager

Cost of Advertisement, \$ 76.75

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

You: Petition has been received this 17 day of March, 1981.

Filing Fee \$ 25.00 Received: ☒ Check

☐ Cash

☐ Other

173

BALTIMORE COUNTY, MARYLAND No. 096919

OFFICE OF FINANCE-REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE June 9, 1981 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED William P. Monk

FOR Filing Fee for case 102-4-1

30170 10 250000

VALIDATION OR SIGNATURE OF CASHIER

William P. Monk, Zoning Commissioner

d by William P. Monk

reviewed by Mon

the Petition for assignment of a

PETITION MAPPING PROGRESS SHEET

| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|---|---|----|----------|----|-----------|----|---------|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <u>Mon</u> | Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | | | | | |
| Previous case: _____ | Map # <u>3C</u> | | | | | | | | | |

Item # 173

PETITION FOR VARIANCE 9th District

ZONING: Petition for Variance

LOCATION: Southeast Side of Loch Raven Blvd., 300 ft. Northeast of Taylor Ave.

DATE & TIME: Tuesday, July 7, 1981 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 25 parking spaces instead of the required 36 spaces.

The Zoning Regulation to be accepted as follows:

Section 409.2(c) - Minimum required off-street parking spaces.

All that parcel of land in the Ninth District of Baltimore County DUNKIN' DONUTS RESTAURANT

LOCH RAVEN BLVD. NORTH OF TAYLOR AVENUE

BALTIMORE COUNTY, MARYLAND

DEED DESCRIPTION

Point of beginning on the southeast side of Loch Raven Blvd. being approximately 300' northeast of its intersection with Taylor Ave.

Thence proceeding along a curve to the right having a radius of 130.48', a chord N 38° 13' 58" E - 185.01'.

thence S 48° 47' 57" E - 109.90'.

thence proceeding along a curve to the left having a radius of 2,396.58', a chord S 39° 27' 32" W - 27.32'.

thence N 63° 52' 39" E - 135.48'.

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The Essex Times

Essex, Md., June 18, 1981

This is to Certify, That the annexed

advertisement was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in each

of one time successive

weeks before the 18th day of June, 1981.

18th day of June, 1981

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18th day of June, 1981

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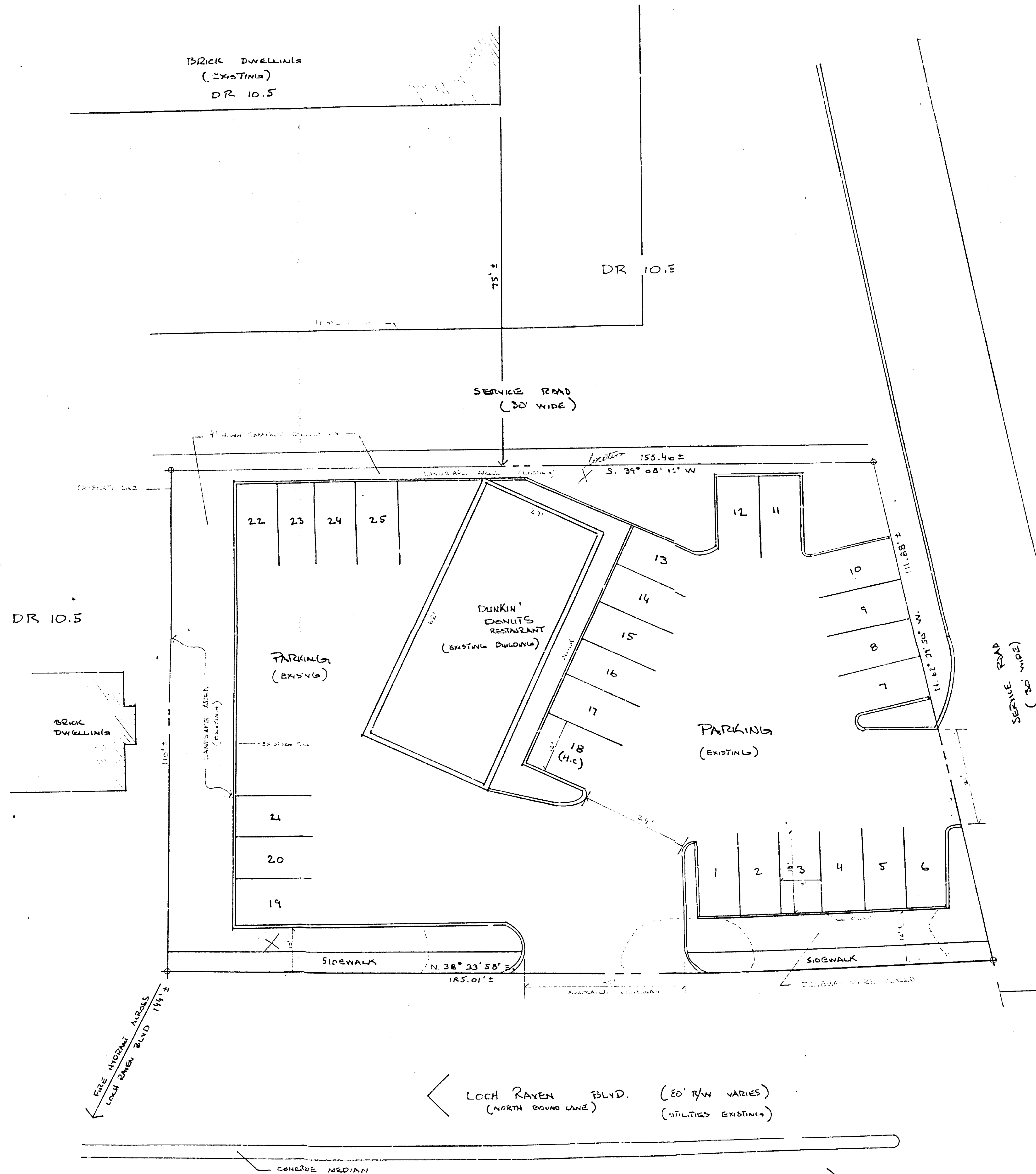
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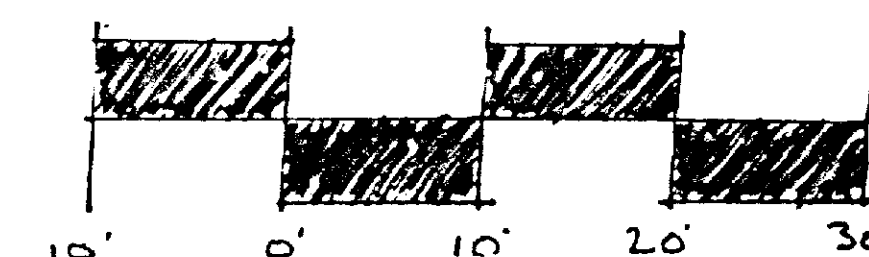
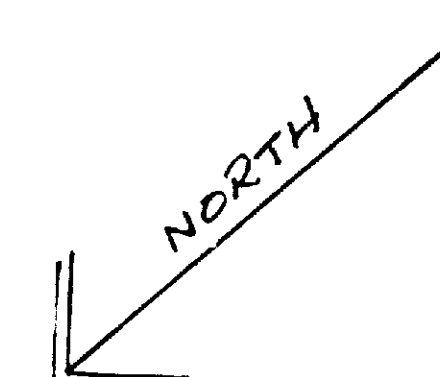
DUNKIN' DONUTS RESTAURANT

LOCH RAYEN BLVD. NORTH OF TAYLOR AVE.
BALTIMORE COUNTY, MARYLAND

PREPARED BY: BILL MONIK
CONSULTANT IN LAND PLANNING &
URBAN DESIGN

MARCH 1981

P.O. BOX 135
SEVERN PROFS. BLDG.
MILLERSVILLE, MD.
21108



NOTES

1. ZONING - BL-CGA
2. EXISTING USE - VACANT GAS STATION
3. PROPOSED USE - DUNKIN' DONUTS
4. PARKING DATA

| USE | 1 STORY RESTAURANT |
|-------------------|--------------------|
| TOTAL FLOOR AREA | 1798 sq |
| * SPACES REQ. | 36 |
| * SPACES PROVIDED | 25 |
5. 1 SPACE PER 50 sq CALA IS REQUIRED.
6. ALL PARKING SPACES ARE 9'x18' UNLESS OTHERWISE NOTED.
7. LOT AREA - 20,375 sq ±
8. BALTIMORE COUNTY, MARYLAND
9TH ELECTION DISTRICT

THIS PLAN WAS PREPARED AS PART OF
A VARIANCE SUBMITTAL PER THE
REQUIREMENTS OF BALTIMORE COUNTY, MD.